

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 8, 2014
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O14-31 would amend Stafford County Code, Section 22-118, "Water and Sewer," to remove the provision requiring the Board of Supervisors' approval for the use of community sewage disposal systems (community drainfields) for subdivisions. **(Time Limit: December 8, 2014)**
2. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O14-33 would amend Stafford County Code, Section 28-35, Table 3.1, "District uses and standards," to revise the minimum gross tract area for properties in the P-TND, Planned Traditional Neighborhood Development Zoning District from 75 acres to 40 acres. The proposed Ordinance would also amend Section 28-56, "Application for planned developments," to require that all future development within the P-TND Zoning District be in conformance with the Generalized Development Plan (GDP) as approved by the Board of Supervisors at the time of rezoning. **(Time Limit: December 8, 2014)**

UNFINISHED BUSINESS

3. [Amendment to the Stafford County Comprehensive Plan \(the Plan\)](#) - A proposal to amend the "Stafford County, Virginia, Comprehensive Plan 2010-2030," dated January 17, 2012, to implement a Transfer of Development Rights (TDR) program. The proposed amendment would modify Chapter 3, "The Land Use Plan," to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas ("Map"). **(Time Limit: October 30, 2014) (History: Deferred on September 24, 2014 to October 8, 2014)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-26 would amend the Zoning Ordinance, Stafford County Code Section 28-35, Table 3.1, "District Uses and Standards," and Table 3.1(a), "Standards for Transfer of Development Rights (TDR);" Section 28-355, "Applicability;" Section 28-356, "Right to transfer development rights; general provisions;" Section 28-357, "Sending properties;" Section 28-358, "Receiving properties;" Section 28-359, "Calculation of development rights;" and Section 28-360, "Transfer of development rights sending property development limitations" to modify the TDR Ordinance. **(Time Limit: October 30, 2014) (History: Deferred on September 24, 2014 to October 8, 2014)**

5. Comprehensive Plan Amendment; Urban Development Areas - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff) (Discussed at June 21, 2014 Retreat) (Staff coordinating with Chairman)**

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. TRC Information - October 22, 2014

APPROVAL OF MINUTES

September 10, 2014

ADJOURNMENT